



DEANWAY, CHALFONT ST. GILES

COLMAN  
&CO







71, DEANWAY  
CHALFONT ST. GILES  
HP8 4JX

A unique detached character house with large South facing garden and 2,022 sq. ft. of accommodation.

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DELIGHTFUL CHARACTER HOME  
EXCELLENT FAMILY ACCOMMODATION  
POTENTIAL TO EXTEND  
REQUIRES MODERNISATION  
SECLUDED SOUTH FACING GARDEN  
HALF MILE TO VILLAGE CENTRE  
WALKING DISTANCE TO LOCAL SCHOOLS  
EPC = D

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**THE PROPERTY**

NO ONWARD CHAIN.

A pretty detached residence of Period origins with deceptively spacious accommodation. There is a deep South facing garden to the rear which offers privacy and seclusion.

The property has been extended and has further potential for enlargement STPP. Requiring modernisation, the property has considerable potential to create a beautiful home to suit individual tastes and requirements.

**ACCOMMODATION**

Steps lead to the Entrance Lobby with coats cupboard.  
Cloakroom with low level WC, hand basin.  
Living Room with delightful views of the rear garden, fireplace, sliding door to the Terrace and garden.  
Sitting Room with double aspect and views of the garden, open fireplace.

Inner Hall (currently used as a Dining Room) with stairs to the 1st floor.  
Kitchen includes Breakfast/Seating area and is fitted with a range of floor & wall cupboards. Gas fired central heating boiler, space for fridge/freezer and dishwasher. Gas hob and double oven.  
Doors lead to Utility Room with space for tumble dryer & washing machine. Door to garden.

On the first floor  
Landing with shower cubicle.  
Bedroom 1 overlooks the garden and has a double aspect. En-Suite Shower Room with low level WC, hand basin and shower cubicle.  
Bedroom 2 is to the front with hand basin and fitted dressing table, two double fitted wardrobe cupboards with access to eaves storage.  
Bedroom 3 has a large fitted wardrobe cupboard and hand basin.  
Bedroom 4 with deep storage cupboard and access to eaves storage.  
Large Family Bathroom with basin, bath and WC.

**OUTSIDE**

With a driveway to the front providing parking space for two vehicles and access to the Car-Port. The front of the property is screened by mature hedging.  
The South facing rear garden has attractive terraces with paths to both sides of the property and gated access to the front. Well enclosed by mature trees & hedging offering privacy and secluded seating areas.

SCHOOLS: There are nursery, infant and primary schools in the village. Dr Challoner's Grammar School for Boys is in Amersham and Dr Challoner's High School for Girls is in Little Chalfont. Chalfont Community College is in nearby Chalfont St Peter.  
For the commuter, there are Mainline Stations in Gerrards Cross and Chalfont & Latimer. Fast and frequent services are available to London Marylebone and Baker Street on the Chiltern and Metropolitan lines. Junction 2 of the M40 Motorway is within driving distance, connecting to Junction 16 of the M25 Motorway.



## GENERAL

Local Authority  
Chiltern District Council

Services  
Mains water, gas and electricity.

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